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ORANGE COUNTY DEPARTMENT OF PLANNING

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COMMISSIONER

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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Town of New Windsor
Applicant: Janet Nowicki
Project Name: Nowicki Major Subdivision

Referral ID #: NWT18-08N/M
Tax Map #: S: 57 B: 1 L: 88.22
S: 57 B: 1 L: 88.23
Local File #: 07-14

Proposed Action: Major Subdivision = Subdividing 2 lots into 8 lots

Reason for County Review: Within 500 feet of the municipal border between the Town of New Windsor and the Town of Blooming Grove

Date of Full Statement: July 22, 2008

Comments:

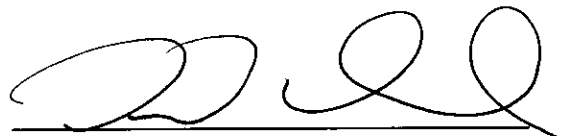
The Department has received the above referenced Subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. The driveways of lots 1 through 5 cross New York State DEC wetlands. Therefore, this Department recommends looking into shared driveways to minimize the amount of impermeable surface area in the wetlands. Please contact this department for more information on shared driveway agreements.
3. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process

County Recommendation: Local Determination

Date: August 12, 2008

Prepared by: Todd Cohen



David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.